

CITY MANAGER'S UPDATE

FROM: Edward Broussard, City Manager

DATE: October 17, 2014



Development Report

Here are the weekly commercial development permit issuances for the weeks of September 29 and October 6:

Commercial permits:

- RSOC LLC Sales Office at 4502 Riverstone Blvd., Suite 302 - new commercial occupant
- Quail Valley Apartments at 1800 FM 1092 - change of owner
- Windsor QV Post-Acute Healthcare at 3640 Hampton Dr. - change of name
- Springfield Apartments at 1511 Fifth Street - change of owner
- IT Robotics at 722 Willow Oak Dr. - new commercial building
- Plantation Dental at 4417 Sienna Parkway - new commercial building
- ANZ at 2232 FM 1092 - change of occupant
- Rampart Recording/Edgewater Studios at 1306 FM 1092, Suite 504 - change of occupant
- Allied Fittings at 14723 Fairway Pines Dr. - new addition for paint booth
- Regional Wastewater Treatment Plant - major construction
- Soto's Kitchen at 2899 Dulles Ave. - vent hood replacement
- LER Flooring at 11523 S. Garden - installation of parking area and fence
- Methodist Primary Care Group at 8330 Hwy. 6 - grading permit
- Sam T. Varghese at 4502 Riverstone Blvd., #201 - new commercial occupant
- Boxer Property Management at 5750 Hwy 6 - temporary electrical

Predevelopment meetings:

- Oilfield Road near Hwy. 6, Pebble Creek Section 1, resolution of platting issues
- Sienna Springs @ Sienna Parkway (northeast corner), Timewise convenience store
- Hwy 90A (former Tang City) proposed commercial nursery
- Texas Parkway Dairy Queen remodel
- Wal-Mart fueling station, older Wal-Mart

Substandard structures:

- 2703 Spring Place: The property owner's daughter contacted the building official and reported that the owner has passed away, that the property is tied up in probate, and that they are not allowed to spend any funds on the house until the probate is settled. The case has not been scheduled for hearing. An attorney ad litem has been appointed in the case.
- 2535 Dover Glen: The reconstruction is proceeding and the exterior is nearing completion. Interior work is progressing.
- 1839 Ripple Creek: A permit for siding was issued on September 11. Significant work has been accomplished.
- 3115 Indian Wells Court: Tarped roof. The property was inherited by six siblings. One child lives in Missouri City. A preliminary title report has been received. There appears to be a mortgage on the property. The lender will be contacted. A notice letter has been sent to the child living in Missouri City. The interior of the property is in good condition.
- 2211 Glenn Lakes: Daily inspections are being conducted with violations being cited. A permit for work has been issued. All cases were reset from the October 6 hearing date.
- 2242 Fall Meadow: Work continues and the exterior is almost complete. Plumbing work passed inspection.
- 2022 Poco: The home appears completed from the outside.
- 1526 Sheffield: The Fire and Rescue Department responded to a fire at this location on August 12, 2014. The kitchen area suffered damage. A permit for reconstruction was issued on September 2.